

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **SEPTEMBER 26, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:05 AM. by *Chair Baily*.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Suzanne Davis*, Associate Planner

*Joel Paulson*, Associate Planner

*Julie Linney*, Fire Department

*Anthony Ghioffi*, Senior Building Inspector

*Fletcher Parsons*, Associate Engineer

*Roshan Mehdizadeh*, Engineering Intern

**PUBLIC HEARINGS**

**ITEM 1:** 16961 Placer Oaks Rd

Subdivision Application M-06-01

Architecture and Site Application S-06-016 (lot #1)

Architecture and Site Application S-06-017 (lot #2)

Requesting approval of a two lot subdivision on property zoned R-1:8 and approval to demolish a single family residence and to construct a new residence on each of the newly created lots. APN 529-14-059

PROPERTY OWNER/APPLICANT: Howell & McNeil Development LLC

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

*Mark Ryrola*, neighbor spoke for the Greene's who could not attend the meeting. The Greene's issues were as follows:

- a. The size, height and position of the proposed house destroys the nature of their backyard.
- b. The Planning Commission instructed the developers to keep the house within a 2,400 - 2,500 square foot range.
- c. Removal of large trees.

*Mort Sherin*, neighbor, stated he had no objection to the project, but wanted to ensure that the size of the house was consistent with the neighborhood and that tree impacts be minimized.

5. Public hearing closed.

6. *Linney* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - a. The proposed Subdivision application is Categorically Exempt, pursuant to Section 15315 of the California Environmental Quality Act, and
  - b. The Committee could not make the findings as required by Section 66474 of the State Subdivision Map Act to deny the subdivision, and
  - c. The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
  - d. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1. The Town's housing stock will be maintained in that the house will be replaced.
    2. The structure has no historic significance.
    3. The property owner has no desire to maintain the structure.
    4. The economic utility of the structure is in fair condition.; and
  - e. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2:** 16280 Greenridge Terrace  
Architecture and Site Application S-05-050

Requesting approval to demolish a single family residence and to construct a new single family residence on property zoned HR-1. APN 527-14-007

PROPERTY OWNER: Derrick White

APPLICANT: Jerry Shaw

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

*Sharada Achanta*, neighbor, had a concern about the loss of light into her house and the loss of view. Requested notification of when demolition will occur. Achanta also commented that the San Jose Water meters need to be protected.

*Larry Pohl*, neighbor expressed parking and circulation concerns within the cul-de-sac. He also expressed concern that the private road be repaired if damaged in regard to the construction.

5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented and as modified to mitigate some of the neighbors concerns with the following findings and considerations:
  - a. The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
  - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.

1. The Town's housing stock will be maintained as the house will be replaced.
2. The existing structure has no architectural or historical significance, and is in poor condition.
3. The property owner does not desire to maintain the structure as it exists; and
4. The economic utility of the structure is poor and it is not viable to remodel and expand the existing house.
- c. The project is in compliance with all applicable Hillside Development Standards & Guidelines.
- d. As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

### **OTHER BUSINESS**

**ITEM 3:** 41 Miles Avenue  
Conditional Use Permit U-07-008

Requesting approval of a time extension to construct and operate a skate park on property zoned RC. A Mitigated Negative Declaration has previously been made for this proposal.  
APN 529-05-049  
PROPERTY OWNER/APPLICANT: Town of Los Gatos

Deemed complete. Scheduled for the Planning Commission meeting of October 11, 2006 as a consent item.

### **ADJOURNMENT**

Meeting adjourned at 10:00 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner